BRUHAT BENGALURU MAHANAGARA PALIKE

TENDER FOR THE:- **Operation and maintenance of Yediyuru Samudayabhavan in ward no 167 (New ward no 188) (REVENUE CONTRACT FOR THE 5 years YEAR i.e 2025-26 to 2029-30)**

TENDER DOCUMENTS

Office of the Executive Engineer,
Project Division, South Zone,
Bruhat Bangalore Mahanagara Palike
Jayanagar 2nd block, Bangalore -560011.

Tender Reference :	**BBMP/EE/PS/EOI/PR/07/25-26** **Date: 30-08-2025**
Pre-Bid Meeting at The Office of The Executive Engineer South Zone. Jayanagara.	**08-09-2025 at 3.00 PM**
Last Date For Submission of Tender Document.	**15-09-2025 up to 5.30 PM**
Time And Date of Opening Of Technical Bids	**17-09-2025 at 4.30PM (IF Possible)**
Place of Opening Of Techincal Tenders	:Office of the Executive Engineer, Project (South) Division, Bruhat Bangalore Mahanagara Palike Jayanagar 2nd block, Bangalore -560011
Time and Date of Opening of Price Tenders	Financial Bid will be intimated to the bidders.
Place of Opening of Price Tender	:Office of the Executive Engineer, Project (South) Division, Bruhat Bangalore Mahanagara Palike Jayanagar 2nd block, Bangalore -560011
Address For Communication	:Office of the Executive Engineer, Project (South) Division, Bruhat Bangalore Mahanagara Palike Jayanagar 2nd block, Bangalore -560011

Contractor Executive Engineer (Project)

Contractor Executive
Engineer (Project)

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Bruhat Bengaluru Mahanagara Palike

Office of the Executive Engineer Project South Zone office complex, 9th main, 9th cross, Jayanagara 2nd block, Bengaluru - 560011
Contact No: 080-22975713' Email: eeprojectsouth@gmail.com

No. EEP(S)/KPPP/e-portal/07/2025-26
Date:30-08-2025

REQUEST FOR PROPOSAL (RFP)

(Two Cover System)

(Through GOK e–Procurement Portalhttps:/kppp.karnataka.gov.in only)

Tenders are invited by the Executive Engineer, Project (South) Division for the Services mentioned below under the Karnataka Transparency in Public Procurement Act 2000 through electronic two cover tendering system (e-Procurement) in prescribed format from registered agencies with I.T, E.S.I, P.F, Labour Department and other statutory authority of Government of Karnataka Organizations.

The Tender Document can be downloaded from the GOK e-Procurement (**https://kppp.karnataka.gov.in**) Website on payment of prescribed fee noted against each item of work (non refundable) in the form of e-Payment through e-Procurement Portal. **(Manual submission will not be entertained).**

Calender of Events:-

Tender Reference :	**EEP(S)/KPPP/e-portal/ 07/2025-26 Date : 30-08-2025.**
Pre-Bid Meeting at The Office of The Executive Engineer Project (South) Division, BBMP.	**08-09-2025** (03.00 pm)
Last Date For Submission of Tender Document.	**15-09-2025** (05.30 pm)
Time And Date of Opening Of	**17-09-2025 at 4.30 PM**

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Technical Bids	**(IF Possible)**
Place of Opening of Technical Tenders	Office of the Executive Engineer, Project (South) Division, Bruhat Bangalore Mahanagara Palike Jayanagar 2nd block, Bangalore -560011
Time and Date of Opening of Price Tenders	Financial Bid will be intimated to the bidders.

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Place of Opening of Price Tender	:Office of the Executive Engineer, Project (South) Division, Bruhat Bangalore Mahanagara Palike Jayanagar 2nd block, Bangalore -560011
Address For Communication	:Office of the Executive Engineer, Project (South) Division, Bruhat Bangalore Mahanagara Palike Jayanagar 2nd block, Bangalore -560011
In the above mentioned calendar of events dates if holiday is declared for the lessor, the tender will be opened, at the fixed time and location on the next working date.	

Sl. No	Name of The Work	EMD in Rs. in lakhs	Period for completion of Work	Cost of tender form in Rs
1	2	3	4	5
1	**Operation and maintenance of Yediyuru Samudayabhavan in ward no 167 (New ward no 188). (REVENUE CONTRACT FOR THE 5 years YEAR i.e 2025-26 to 2029-30)**	**1.50**	**5 Years or 60 Months**	**As per kppp e-portal.**

I . <u>Eligibility Criteria</u>

a) The agency should be registered with I.T, E.S.I, P.F, Labour department and other statuary authority of Government of Karnataka.

b) Agency should submit their **company profile with previous 3 years audit report**. (Individual Profile) and turnover should be not less **than 500.00 lakhs in** any one year in last five years.

c) Tenderers who are defaulter in payment which is due of any kind of revenue and contract amount to the BBMP **are not eligible to participate in tender**.

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d) Only Bidders having Experience in **construction of Samudaya bhavana works** carried out in government departments will be Considered.

2 Only the bidders **who qualifies in technical evaluation (cover no. 1)**

they will be considered for opening the financial bids (cover no.2)

for financial evaluation.

3. The Tender is a Two Cover Tenders System Consisting of

a. **Technical Bid**: The Technical bid should contain EMD, details of

technical, financial and managerial capabilities and experience to

Execute the said work as per requirements.

b. **Financial Bid**: The financial bid should contain only the **price bid**.

For such of those bidders, whose technical bids do not satisfy the

eligibility criteria, their financial bids **will** not be considered and

the tenders will summarily be rejected.

4. Non submission of the tender attracts action as per conditions stipulated

in the rules of registration of Contractors.

5. **The E.M.D. will be forfeited for non submission of tender**.

II. TERMS AND CONDITIONS

1. The tender is purely through e-Procurement portal only (Two-cover system).
2. The word EOI may be read as Request for Proposal (RFP)
3. General details of the company, firms along with full information pertaining to the organization.
4. The rates for the individual function for the public shall not be more than Rs.**70,000.00**. and for five years total amount as per PWD rates shall note less than **87,28,750.00.**
5. Audited financial statements along with details including annual turnover, income and net cash accruals for the past 3 years.
6. Experience certificate in the relevant field.
7. Business model for sharing of revenues.

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8. Any other relevant information's for assignment.
9. Any reputed Individual/company registered with BBMP/ CPWD/ KPQS/ Railways /MES or any state Government/Central Government Organization is eligible to apply.
10. The manual submission of Tenders and its documents will not be entertained (RFP documents to be uploaded through e-Procurement portal only)
11. Tenderer should submit their EMD and tender processing fee in the form of e-payment through e-Procurement Portal (Credit Card, Direct Debit, National Electronic Fund Transfer (NEFT), and Over the Counter (OTC).
12. Any reputed Individual / Company registered with I.T, E.S.I, P.F, Labour Department and other statutory authority of Government of Karnataka Organizations are eligible to apply.
13. **Only after e-payment through e-procurement portal the RFP documents may be downloaded.**
14. **In addition to EMD 10% of the quoted /bid amount as to be paid before entering into agreement.**

The successful tenderer should pay the bid amount as per the details mentioned in the table below.

1st installment	**12 months rent amount**	within 7 days from the date of intimation of acceptance of the tender
2nd installment	**12 months rent amount**	Before 12th month from the date of agreement
3rd installment	**12 months rent amount**	Before 24th month from the date of agreement
4th installment	**12 months rent amount**	Before 36th month from the date of agreement
5th installment	**12 months rent amount**	Before 48th month from the date of agreement

15. The execution of an agreement on stamp paper and on full payment of tendered amount. In case if 1st installment (12 months rent amount) if not paid within the stipulated time

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the BBMP is at liberty to forfeit the earnest money deposit and take further action to call for Re-tender by holding him responsible with risk and Cost for any losses incurred to the BBMP such tenderer shall loose his right to participate in retender again.

16. The a
the said premises good then tender time may be extended for further two years after approval of the commissioner).

17. Joint Venture / Consortium are permissible

18. The E
accept / reject any or all the tenders without assigning any reasons.

19. The s
surrounding area.

20. The t

21. The b
all amenities required for the maintenance.

22. The b

23. The b
fittings.

24. Bidde
submit the completed tender document into electronic tender on the website https://kppp.karnataka.gov.in

Executive Engineer
Project (South) Division,
Bruhat Bangalore Mahanagara
Palike

Contractor
(Project)

Executive Engineer

ANNEXURE

I. SCOPE OF WORK

BBMP invites offer from reputed agencies to provide **Operation and maintenance of Yediyuru Samudayabhavan in ward no 167 (New ward no 188) (REVENUE CONTRACT FOR THE 5 years YEAR i.e 2025-26 to 2029-30) The main purpose of Operation and maintenance of Samudayabhavan at Yediyuru in ward no 167 (New ward no 188) are as follows.**

1) To provide service to general public at amicable rates for a convention
hall.

2) To **Operate and maintain Yediyuru Samudaya bhavana at Yediyuru in ward no 167 (New ward no 188)** in good condition all the time as per BIS standards.

3) To generate revenue to the BBMP.

4) To protect the BBMP asset in good condition.

5) To provide security to the **Samudaya bhavana at Yediyuru in ward no 167 (New ward no 188) for protection and security.**

II. A. GENERAL CONDITIONS:-

1 The successful bidder shall agree to abide the terms and conditions prescribed by the BBMP / Authority.
2 After payment for RFP document which is as per e-procurement portal norms, the RFP document may be down loaded.
3 It is the responsibility of the successful bidder to renovate/repair the building including installation of light or any other equipment as per the requirement with the prior approval. However all the facility are provided.
4 In the event of the successful bidder committing breach of any of the conditions of the Contract, the BBMP / Competent Authority reserves the right to

cancel the contract forthwith and to enter upon the contract of property without payment of any compensation and without assigning any reasons whatsoever to the successful bidder.

5 During the contract period, in case of any casualties, accidents deaths, etc., the BBMP is not responsible and for which BBMP will not pay any compensation for the same. The Successful bidder shall be whole and sole responsibility.

6 If any casualties, accidents, deaths etc., are noticed repeatedly for three times in a year, the contract will be terminated without any notice.

7 **Electricity consumption charges and water supply consumption charges are to be borne by the Successful bidder only within the stipulated period.**

8 **The BBMP is always empowered to penalize up to 25% of the bid amount (Penalty) for Successful bidder for any breach of contract.**

9 The agency shall solely be responsible for the payment of minimum wages, allowance, bonus, gratuity and other benefits as per minimum wages act to its employees and responsible for the welfare of its employees as per the various labour legislations and regulations in force from time to time.

10 The agency shall solely be responsible for any commission or omission of its employees.

11 The agency shall maintain the required number of personnel at the cultural center and shall arrange replacement, as necessary, at its own expenses. In case of sickness, absentees and leave of its employees or the absence of the personnel for any reason whatsoever, alternative arrangement should be made.

12 The agency shall arrange for regular, periodical, surprise checks.

13 The agency shall maintain all records, register and such other required compliances contemplated under the provisions of all the relevant statues which interlaid include the Contract labour (Regulation and Abolition)Act, Provident Fund act and rules of payment of wages act and other relevant statues in force from time to time.

14 The duration of duty is eight hours per day per person. To keep the efficiency and alertness, the overtime will be kept to the barest minimum.

15 The bidder should be in position to appoint persons with good speaking knowledge of Kannada and English with minimum required qualification.

16 The successful bidder shall comply with all the provisions of the labour act and any other applicable acts and rules and he shall solely be liable to any proceedings / actions / payment of penalties for any violation and non – compliance. It would be the responsibility of the agency to give weekly holidays and other facilities to each of the person as per the provisions of the applicable acts & rules.

17 The successful bidder shall be solely responsible for the safeguarding of the entire properties / equipments of the BBMP assigned to them and any theft / loss / damages arising out of any lapse / negligence shall be rectified by the agency within a period of 15 days from the date of the incident failing which the BBMP shall forfeit the EMD, invoke the bank guarantee submitted by the agency and the contract is liable to be terminated.

18 If there is any lapse in providing the assigned service, same will be carried out by BBMP and the expenditure incurred for the same will be recovered from the Bidder

19 The EMD amount of the Successful tender will be retained by BBMP till the completion of contract period.

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20 In addition to above, further **security deposit of** RS**10,00,000/-** Through Bank Guarantee (Nationalized Banks Only) for a period of 60 months to be paid in favour of **The Chief Commissioner, BBMP** and same will be released after successful completion of the service / work.

21 The EMD will be released after the successful bidder enters in to agreement of this tender and SD will be released after successful completion of assigned contract period of work

22 BBMP is not responsible for non payment supposed to be paid by the bidder to any of his men / sub agency/ Companies / boards etc.,

23 Any disputes on the points between the Engineer–in Charge and Contractor shall be referred to the Commissioner, BBMP whose decision shall be given in writing which will be final and legally binding on the Contract.

24 If BBMP notices any lapses in performance of the assigned work, FSD will be forfeited and all other General contractual obligation stipulated tender document for procurement of Services should be honoured.

25 Tenderer has to meet the cost of water charges and electricity charges during the tender period of the premises.

26 **The Chief Commissioner, BBMP, Bangalore reserves the right either to reject or to accept any tender without assigning any reason before or after finalization of the Tender.**

27 The date of permission of the gate fee collection as notified in tender is subject to variation. If there is any delay in accepting the tender or other unavoidable delay for which no compensation will be paid to tenderer by the B.B.M.P.

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28 The security deposit (BG) credited by successful tender will be held as security for the due performance of his contract till the end of the contract period., During the period of contract if there is any loss caused to the BBMP Property due to the negligence of the tenderer, such loss and the amount of fines levied will be recovered from the amount deposited by him.

29 The accepted tenderer is bound to abide by any other terms and conditions that may be insisted by the Commissioner from time to time and he will have no right for claiming any remission or compensations in the contract amount under any circumstances.

30 The Departmental Collection if made directly during the contract period for violation of any terms and conditions will not be refunded.

31 The tenderer shall not sell or transfer or sublet the contract in contravention of these conditions will result in cancellations of contractor.

32 The B.B.M.P is not liable for any loss or damages occurred during the period of contract which the tenderer may incur in respect of this contract for any reason what so ever. He is also responsible for the damages caused to the B.B.M.P property at the above place.

33 The tenderer shall maintain the complaint book within the premises

34 The tenderer shall exhibit the Instructions, Approved rates of entrance fee and timing of each batch Etc... On the notice boards which will be displayed at the entrance.

35 The tender shall open a register and keep an account of the persons enter cultural center every day in hard copy and soft copy sofrware which shall be kept open for the inspection of the authorized officials of the BBMP at any time.

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36 The Tenderer is fully responsible and Accountable for any injuries or fatal accidents at **Samudaya bhavana** and its associated building premises that may occur during Contact period.

37 Other clauses for getting admission to use of the **Samudayabhavan** in ward no 167 will be liable whenever notified by the Chief Commissioner, BBMP or any other officer duly authorized by him.

38 The BBMP reserve the rights of the inspection of **Samudayabhavan** in ward no 167 by the concerned officers at any time of year.

39 The BBMP will not be responsible for any loss/losses which may result due to power failure, machine failure, and any other circumstances and cause

40 Contravention of any of the above terms and Conditions of this notification and the agreement shall entitled for cancellation of the contract by the Chief Commissioner, BBMP.

41 The concerned Executive Engineer /Assistant Executive Engineer / Assistant Engineer / Junior Engineer will Supervise **Samudayabhavan** in ward no 167 if any violation of conditions observed by the officers of the BBMP will take necessary action against the Tenderer

42 The Successful bidder shall depute 06 nos of house keeping staff in 02 Shifts Shall be noticed to BBMP and all the training and maintenance by the successful bidder at his own cost.

43 The Security personnel 05 nos in 3 shifts (24/7) have to be provided by the tenderer all round the clock at his own cost.

44 The Successful bidder has to appoint experienced personnel and to bear the entire cost of his establishment as per prevailing rules and regulations.

45 The Successful bidder agrees to hand over possession of the **Samudayabhavan** in ward no 167 to the Successful bidder in the same condition in which as it

was in the condition at the time of handing over to Successful bidder with reasonable wear & tear and also Successful bidder should handover all the equipments and machineries which already installed by the Successful bidder and BBMP / Competent authority, without any damages.

46 The Successful bidder should withdraw the personals appointed by him immediately after the Successful bidder period is completed and the BBMP / Competent authority, will not appoint them or continue them in service after the Successful bidder period is completed under any circumstances.

47 **For delay in payment of agreed amount the Successful bidder is liable to pay an interest amount at the rate of 18% per annum.**

48 Strictly the Rooms, toilets etc., should always be maintained in hygienic condition. should not be outsourced.

49 First Aid box should be kept in the premises of shops area to attend casualties if any.

50 Tenderer should pay minimum wages to Staff including all taxes as applicable time to time.

51 **BBMP is empowered to change any conditions of contract whenever required**.

52 All the documents in original are to be submitted to this office before execution of agreement, otherwise EMD and FSD will be forfeited and the tendrer will be rejected.

53 **The assigned work is for Five year only**.

54 **The successful bidder should arrange his own generator for power** any other NOC's from other department to be taken shall be responsibilities of agency.

55 Tender documents may be downloaded from Government of Karnataka e-Procurement website

https://eproc.karnataka.gov.in under login for Contractors. Aspiring Bidders/Contractors who have not registered in e-procurement should register before participating through the website **https://kppp.karnataka.gov.in**.

56For details, registration and e-payment login GOK e-Procurement website **https://kppp.karnataka.gov.in** or contact e-Procurement Helpdesk at 080–22485867/22485927.

B. ADDITIONAL CONDITIONS:-

1. The successful bidder may be with the approval of competent authority continue to maintain the premises, after the tender period **of Five Years**, till the finalization of next tender or three months, whichever is earlier , after obtaining approval from the competent authority with rent of the premises to be paid on prorata basis .

2. **Any commercial activities, consumption of liquor or any other illegal activities will not be allowed in Samudayabhavan premises.**

III. INFRASTRUCTURE DETAILS

The following are the details pertaining to the Infrastructures provided

The premises dimensions are hereby listed which should not be altered in any manner without prior approval from the commissioner. BBMP.

Sl no	Description	
1	Samudaya bhavana in ward no 167	Details attached as per annexure-I

Sl N	Name of the Project	Client Details	Value of the	Status of the project/Timely

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o			Project	Completion/Cost over runs/meeting the design objectives

V. DETAILS OF EXPERIENCE IN SIMILAR PROJECTS

Sl No	Name of the project	Client Details	Value of the Project	Type of Contract	TURN KEY/BOOT/ BOO/DBOT. ETC	Status of the project/Timely Completion/ Cost over runs/meeting the design objectives

VI. PROFORMA FOR QUOTING THE FINANCIAL BID

Financial bid Operation and maintenance of Yediyuru Samudayabhavan in ward no 167 (New ward no 188) (REVENUE CONTRACT FOR THE 5 years YEAR i.e 2025-26 to 2029-30)

Sl	Description	Rate Quoted (Excluding

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No		Taxes)	
		In Figures	In Words
1	For Five year (60 months)		
	Total		

Staff Details	Required Nos
Manager	02
Accountant	02
Electrician	02
Plumber	01
Carpenter	01
Security Staff	05 (3 Shifts)
House Keeping	06 (2 Shifts)

VII INSTRUCTIONS TO BIDDERS;

- As per e-procument portal norms RFP documents should be downloaded.
- Income tax turnover certificate for Past three years are to be scanned and submitted.
- **Joint Venture / Consortium are not allowed strictly**.
- General details of the company, firms, sports promoting bodies etc., along with full information pertaining to the organization.
- Audited financial statements along with details including annual turnover, income and net cash accruals for the past 3 years.
- Experience in the relevant field providing watch & ward of cultural center maintenance.
- Business model for sharing of revenues.

- Any other relevant information's for assignment.
- Any reputed Individual/ company registered any State Government Organization are eligible to apply.
- Any reputed Individual / Company registered with I.T, E.S.I, P.F, Labour Department and other statutory authority of Government of Karnataka Organizations are eligible to apply
- Company establishment details, men, and machineries details are to be submitted
- In addition to EMD, Rs **10,00,000**/- Bank guarantee security deposit through B.G. in favour of **Commissioner, BBMP shold be paid .**
- EMD will be forfeited for non submission of tender
- The tender is of Two cover system. 1) Technical bid & 2) Financial bid
- Previous experience of work / service details should be scanned and uploaded.
- The bidder should not be defaulter to BBMP.
- After down loading the RFP documents from the Web site duly filling the details along with necessary enclosers should be scanned and uploaded.
- RFP document may be uploaded through the e-procument portal only in two cover system. Namely: 1. Technical bid and 2. Financial bid.
- Those who are eligible in technical evaluation their finical bids will be opened and those who are not eligible in technical evaluation their Financial bid will be rejected.
- Successful bidder should pay Rs **10,00,000.00** as security deposit and 1st installment of 12 months rent amount with in 7 days through D.D. in favor of The **Chief Commissioner, BBMP** to execute the agreement

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- As per the terms and conditions the bidder has to maintain the premises and its associated building in hygienic and in good condition.
- Rates for cultural functions should be according to the government approved rates.

Signature of the Contractor
Executive Engineer

Project

(South)